

AGENDA
PLANNING AND ZONING COMMISSION
222 St. Louis Street, Room 348
Tuesday, January 21, 2020
5:00 PM

ROLL CALL

RECOGNITION OF PLANNING COMMISSION EMPLOYEE OF THE YEAR

1. **ELECTION OF THE CHAIRMAN AND VICE CHAIRMAN**
2. **APPROVAL OF 2019 ANNUAL REPORT**
[Report](#)
3. **APPROVAL OF 2020 CALENDAR**
[Other](#)
4. **APPROVAL OF 2020 WORK PROGRAM**
[Memo](#)
5. **PLANNING COMMISSION APPOINTMENT TO THE BREC COMMISSION**

APPROVAL OF MINUTES

6. **December 16, 2019**
[December 16, 2019](#)

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

20, 22, 23

CONSENT - ITEMS FOR APPROVAL

14, 15, 17, 18, 19, 21, 24, 27

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

7. **PA-16-19 225, 300-400 UND Port Hudson-Plains Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon a change in conditions; specifically, increased market demand for smaller lots
Related to S-14-19
[Application](#) [Staff Report](#)
8. **S-14-19 Foster Creek**
 Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion comprehensive land use plan amendment is approved
Related to PA-16-19
[Application](#) [Staff Report](#)
9. **PA-1-20 8100 Perkins Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the south side of Perkins Road, east of Bles Avenue, on Lot A of George H. Baker Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Recommend approval, based on review of the area at a greater level of detail
Related to Case 3-20
[Application](#) [Staff Report](#)
10. **Case 3-20 8100 Perkins Road**
 To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Perkins Road, east of Bles Avenue, on Lot A of George H. Baker Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PA-1-20
[Application](#) [Staff Report](#)
11. **PA-2-20 Imagine Plank Road Small Area Plan**
 Small Area Plan for Plank Road corridor
PLANNING STAFF FINDINGS: Recommend approval, considering consistency with the comprehensive plan and the public engagement process utilized by Build Baton Rouge throughout 2019
[Staff Report](#) [Small Area Plan](#)
12. **TA-16-19 Hundred Oaks Overlay**
 To maintain the character of the Hundred Oaks neighborhood by requiring lot sizes historically used for residential development more in keeping with the historic pattern and zoning of the area
PLANNING STAFF FINDINGS: Staff recommends approval, based on neighborhood support and consistency with the comprehensive plan
Related to Case 4-20
[Staff Report](#)

13. **Case 4-20 Hundred Oaks Overlay**
 To revise the Official Zoning District Map to designate the boundary for the Hundred Oaks Overlay on the properties and addresses listed in the general boundaries to the north of Interstate Highway 10 (or the Kansas City Southern railroad), west of South Acadian Thruway (or the Dawson Creek), south of Malmaison Drive and Tyrone Drive, and east of the intersection of Tyrone Drive and South Eugene Street. Sections 67 and 94, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.
Related to TA-16-19
[Staff Report](#)
14. **CONSENT FOR APPROVAL Case 70-19 12300-12400 Scotland-Zachary Highway**
 To rezone from General Residential (A4) and Heavy Commercial (C2) to Light Commercial (LC3) on the property located at the east side of Scotland-Zachary Highway, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
15. **Case 79-19 12650 Florida Boulevard**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2) on property located on the south side of Florida Boulevard and east of Longbow Drive, on a portion of Lot D-1-A of the St. Elmo Lively Property. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
16. **CONSENT FOR APPROVAL Case 81-19 2559 Plank Road**
 To rezone from Limited Residential (A3.1) to Heavy Commercial (HC1) on property located west of Plank Road, south of Seneca Street and east of Osceola Street, on Lots 1-7 of Suburb Istrouma. Section 39, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements once the combination of lots has been recorded
[Application](#) [Staff Report](#)
17. **CONSENT FOR APPROVAL Case 1-20 5380 Jones Creek Road**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Jones Creek Road, south of Market Street, on a portion of Lot 2-A-1-B-A of Albert Dixon Property. Section 28, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)

18. **CONSENT FOR APPROVAL Case 2-20 5605 Jones Creek Road**
 To rezone from Rural to Light Commercial (LC1) on property located on the southeast corner of Jones Creek Road and Ferrell Avenue, west of South Allegheny Court, on Lot 7, First Filing, Shenandoah Park Subdivision. Section 28, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.
[Application](#) [Staff Report](#)
19. **CONSENT FOR APPROVAL ISPUD-12-19 Ozetta Residential Development**
 Proposed medium density residential development located on the east side of Connell's Park Lane and north of Goodwood Boulevard, on Lot 1-A of Connell's Park Subdivision, 1st Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: • Approval of the sidewalk waiver is recommended to avoid pedestrian/vehicular conflicts • Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements if alternate circulation system is approved
[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

20. **CONSENT FOR DEFERRAL SPUD-10-06 Gold's Gym at The Reserve at Jefferson Crossing**
 Proposed commercial development located west of Jefferson Highway and south of Highland Road on the H.L. Leathers Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
Deferred to February 17 by the Planning Director
[Application](#)
21. **CONSENT FOR APPROVAL CUP-1-03 Catholic High School Training Facility**
 A proposed training facility and a storage building located north side of Claycut Road and east of Hearthstone Drive, on a portion of Catholic High School Tract. Section 81, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements
[Application](#) [Staff Report](#) [Plans](#)
22. **CONSENT FOR DEFERRAL CUP-1-20 Christ Covenant Church (1700 Lee Drive)**
 Proposed exterior renovations and parking improvements to an existing religious institution on property located south of Lee Drive, east of Palm Street, and west of Sweetbriar Street in the Southdowns subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
Deferred to February 17 by the Planning Director
[Application](#)
23. **CONSENT FOR DEFERRAL S-15-19 Highland Bayou**
 Proposed major low density single family residential subdivision located south of Highland Road and west of Bluebonnet Boulevard, on Lots 2, 3, and 4 of the Highland Estates Subdivision (Council District 12 - Freiberg)
Deferred to February 17 by the Planning Director
[Application](#)

24. **CONSENT FOR APPROVAL SS-15-19 H.P. Broussard Estate (Flag Lot Subdivision)**
Proposed flag lot subdivision located north of Mahoney Road and east of Riley Road, on Lot B-3-A-1-A-1-A-1-A-1 of the H.P. Broussard Tract (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#)
25. **SS-16-19 Annie G. Pecue Tract**
Proposed small subdivision located north of Rieger Road and south of Honore Lane, on Tracts X-1-A-1 and X-1-B-1 of the Annie G. Pecue Tract (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Related to SP-16-19
[Application](#) [Staff Report](#)
26. **SP-16-19 South Baton Rouge Distribution Center**
Proposed distribution center located north of Rieger Road and south of Honore Lane, on Tracts X-1-A-1 and X-1-B-1 of the Annie G. Pecue Tract (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
Related to SS-16-19
[Application](#) [Staff Report](#) [Plans](#)
27. **CONSENT FOR APPROVAL SP-14-19 Sherwood Oaks Apartments**
Proposed multi-family apartments located south of Darryl Drive and west of Sherwood Forest Drive, on Lot 2-A of the Paul Pino Tract (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration
[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

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